

133.0

0009

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,257,900 / 1,257,900

APPRAISED:

1,257,900 / 1,257,900

USE VALUE:

1,257,900 / 1,257,900

ASSESSED:

1,257,900 / 1,257,900

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
117		GRAY ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	BAILEY WENDELIN F	
Owner 2:	ZARAGOZA KRIS J	
Owner 3:		
Street 1:	117 GRAY STREET	
Street 2:		

Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:		Own Occ:	Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	BORISY ALEXIS A -
Owner 2:	MEISINGER LOUISE LIA -
Street 1:	117 GRAY STREET

Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .238 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Brick Veneer Exterior and 2203 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		

Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10369		Sq. Ft.	Site		0	90.	0.71	10									657,960						658,000	

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct		
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value							
101	10369.000	599,900					658,000		1,257,900					
Total Card	0.238	599,900					658,000		1,257,900					
Total Parcel	0.238	599,900					658,000		1,257,900					
Source:	Market Adj Cost		Total Value per SQ unit /Card:		570.99		/Parcel: 570.99							

GIS Ref	
GIS Ref	
GIS Ref	
Insp Date	
02/10/09	

**USER DEFINED**

Prior Id # 1: 86052

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good																			
Foundation: 3 - BrickorStone	Frame: 1 - Wood	A Bath:	Rating:	3/4 Bath:	Rating:																			
Prime Wall: 8 - Brick Veneer	Sec Wall: 6 - Stucco	10 %		A 3QBth:	Rating:	1/2 Bath: 1	Rating: Very Good																	
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: BRICK		A HBth:	Rating:	OthrFix:	Rating:																	
View / Desir:				Kits: 1	Rating: Very Good	OTHER FEATURES		RESIDENTIAL GRID																
GENERAL INFORMATION				A Kits:	Rating:	Fpl: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																
Grade: B - Good	Year Blt: 1930	Eff Yr Blt:		WSFlue:	Rating:	Location:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
Alt LUC:		Alt %:		Total Units:		Floor:		Other																
Jurisdct: G4		Fact: .		% Own:		Name:		Upper																
Const Mod:				DEPRECIATION		REMODELING		Lvl 2																
Lump Sum Adj:				Phys Cond: VG - Very Good	4.6 %	Exterior:	No Unit	RMS	BRS	FL	RES BREAKDOWN													
INTERIOR INFORMATION				Functional:	%	Interior:	1	6	3															
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	%	Economic:	%	Additions:																		
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Special:	%	Kitchen: 1998																		
Bsmnt Flr: 12 - Concrete	Subfloor:			Override:	%	Baths: 1999																		
Bsmnt Gar: 1	Electric: 3 - Typical			CALC SUMMARY		Plumbing:																		
Insulation: 2 - Typical	Int vs Ext: S			Basic \$ / SQ: 130.00	Size Adj.: 1.25000000	Electric:																		
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100	Adj \$ / SQ: 168.539	Const Adj.: 1.03716612	Heating:																		
Solar HW: NO	Central Vac: NO	% Com Wal	% AC: % Sprinkled	Other Features: 93500	Grade Factor: 1.33	General:																		
MOBILE HOME				WtAv\$/SQ: 1.00	NBHD Inf: 1.00000000	Totals	1	6	3	COMPARABLE SALES														
SPEC FEATURES/YARD ITEMS				NBHD Mod: 1.00	LUC Factor: 1.00		Rate	Parcel ID	Typ	Date	Sale Price													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID	133.0-0009-0010.0					
More: N				Total Yard Items:				Total Special Features:				Total:				IMAGE				AssessPro Patriot Properties, Inc				